

## **Minutes of the Brooklyn Planning Commission Meeting of October 6, 2005**

**4:30 pm**

**MEMBERS PRESENT:** Mayor Kenneth E. Patton, Chairman  
John Frey, Council Representative  
Ray Porterfield  
Jim Oper

**MEMBERS ABSENT:** Dan Enovitch

**ALSO PRESENT:** Tom Ockington, Building Commissioner  
Diane Schiavone, Acting Secretary

Chairman – I would like to call the Planning Commission Meeting to order. Roll call was taken and all members were present. All members were present except Dan Enovitch.

**A motion to amend and accept the Minutes from the September 1, 2005 meeting was made by Mayor Patton. Second – Jim Oper. Vote Resulted – Yeas – Mayor Patton, John Frey, Ray Porterfield and Jim Oper.**

John Hocevar representing Bond Construction was first on the Agenda but requested he be moved farther back on the Agenda as the property owner; Thomas Shumay was enroute to the meeting and would be arriving shortly. Mayor Patton honored the request and began the meeting with Northcliff I-480, LLC as Item #1.

### **Item #1 – Northcliff I-480, LLC, Sign Approval**

Lisa Dove, Shannon Blackwell and Joe Jabarra representing Northcliff I-480, LLC were present to request Sign Approval for additional signage for Ridge Park Square current tenants in the clock tower building; fabric pennants in the parking lot and additional signage for Marc's, Circuit City and Bed, Bath & Beyond stores facing the I-480 highway. After a brief discussion, **a motion was made to approve the request for additional tenant signage on the clock tower building by Mayor Patton. Seconded – Jim Oper. Vote Resulted – Yeas – Mayor Patton, John Frey, Ray Porterfield, Jim Oper.**

A discussion continued regarding fabric pennants being erected on every light pole in the parking lot of Ridge Park Square. The proposed pennants are jockey red, white and navy blue in color and feature a picture of the clock tower on one side and the name "Ridge Park Square" on the other. The pennants are to be mounted on each side of the light poles. Pictures were submitted to the Planning Commission members of existing pennants currently located at another location owned and operated by Zeisler-Morgan Properties at Westwood Town Center. Jim Oper inquired as to the color scheme of the pennants and John Frey stated his opposition to the placement of the pennants noting the dislike of the colors and that the end result may be similar in appearance of the Kronheim's façade located on Brookpark Road. A brief discussion was held regarding the pennants. **A motion to defer this item until the November 3, 2005 meeting**

**pending re-submittal of different colors for the pennants was made by Mayor Patton. Seconded – Ray Porterfield. Vote Resulted to Defer – Yeas – Mayor Patton, John Frey, Ray Porterfield and Jim Oper.**

The discussion was carried further regarding the proposal of additional signage on the north, south and east sides of the building facing I-480 for Circuit City, Marc's and Bed, Bath & Beyond. No opposition was voiced by the members and **a motion to approve the additional signage request was made by Mayor Patton. Seconded – John Frey. Vote Resulted – Yeas – Mayor Patton, John Frey, Ray Porterfield and Jim Oper.**

### **Item #2 – Dr. Charles Guizzotti, DDS, Preliminary Site Plan Approval**

Dr. Charles Guizzotti was present to request Preliminary Site Plan Approval to construct a 2,600 square foot addition to the existing building located at 4370 Ridge Road. Dr. Guizzotti noted reasons for the expansion include an additional physician (dentist) and subsequently additional signage. Additional signage will be proposed by the sign company at a future meeting to both the Planning Commission and the Board of Zoning Appeals. Building Commissioner, Tom Ockington stated Dr. Guizzotti will require variance(s) from the Board of Zoning Appeals. After a brief discussion, **a motion was made to approve the request by John Frey. Seconded – Ray Porterfield. Vote Resulted – Yeas – Mayor Patton, John Frey, Ray Porterfield and Jim Oper.**

### **Item #3 – Bond Construction, Preliminary Site Plan Approval**

John Hovevar of Bond Construction was present along with property owner, Thomas Shumay, to request Preliminary Site Plan Approval to construct a self-storage facility to be located at 7500 Associate Avenue. This Item had been deferred from the September, 2005 Planning Commission Meeting. It was stated that the City of Brooklyn has recently contacted Team NEO regarding Mr. Shumay's available property for possible development of a 40,000 square foot industrial or office building. Additional signage was discussed to be located at the end of the street. After a brief discussion **a motion was made to defer this item for one more month so additional parties could be contacted regarding the possibilities of development on the south and east portions of this parcel. This motion was made by Mayor Patton. Seconded – John Frey. Vote Resulted to Defer – Yeas – Mayor Patton, John Frey, Ray Porterfield and Jim Oper.**

**A motion to adjourn the meeting was made by Mayor Patton. Seconded – John Frey. Vote Resulted – Yeas – Mayor Patton, John Frey, Ray Porterfield, and Jim Oper.**

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Diane Schiavone, Acting Secretary

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Mayor Patton, Chairman